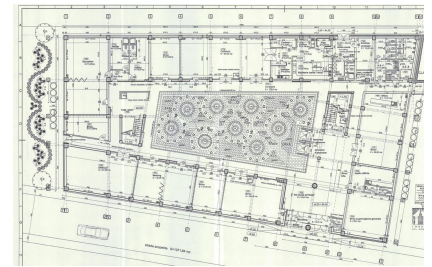


## Otopeni

### CARACTERISTICS

- ▶ **AREA:** Otopeni
- ▶ **Usable surface:** 13954 sqm
- ▶ **Land Surface:** 23229 sqm



### DESCRIPTION

The property offered for sale is located in Otopeni City, with facile access from Bucharest and close to the Henry Coanda International Airport. It is in a mixed commercial and residential area.

The property consists in 2 Office buildings, Data Center building, Warehouse, Parking lot and an additional plot of land:

Office building B1 – GF + 3 F = 5,089 sq. m;

Office building B2 – GF + 3 F = 4,943 sq. m;

Data Center building – GF + 3 F = 1,492 sq. m;

Warehouse – GF + 1F = 2,111 sq. m;

Technical building = 316 sq. m;

Parking lot = 8,595 sq. m;

Land = 14,634 sq. m;

**TOTAL BUILDINGS SURFACE = 13,954 sq. m**

**TOTAL LAND SURFACE = 23,229 sq. m**

**B1 OFFICE BUILDING**, ground floor and 3 upper floors

Building completion year: 2008

Size of the building: 5,089 sq. m

Typical floor layout: 1,450 sq. m

**B2 OFFICE BUILDING**, ground floor and 3 upper floors

Building completion year: 2008

Size of the building: 4,943 sq. m

Typical floor layout: 1,343 sq. m

**DATA CENTER BUILDING**, ground floor + 3 upper foors

Building completion year: 2008

Size of the building: 1,492 sq. m

Typical floor layout: 373 sq. m

WAREHOUSE with OFFICE SPACES, ground floor and partially 1 upper floor

Building completion year: 2008

Size of the building: 2,111 sq. m

Ground floor layout: 1,883 sq. m

1st floor layout: 207 sq. m

#### POWER CONNECTION

3 power station x 2.5 MW;

3 power generators x 1,000 kva;

The characteristics of the power connection offers the property and, especially, the Data Center, a major advantage over the similar facilities in Bucharest and around it.

#### GAS CONNECTION used for heating

3 heating station;

#### WATER

The property has his own deep wells and a waist water treatment plant and has Fire Safety Authorization.

**9,000,000 EUR + VAT**

**97.87 BITCOIN + VAT**

**2,544.96 ETHEREUM + VAT**